

Dear Clatsop County Commissioners,

April 7, 2022

I am writing to urge you to vote AGAINST the Planning Commissioners recommendations from their March 8, 2022 meeting.

The biased views and motivations of some of the Planning Commissioners are evident. Clatsop County Counsel recommended voting with staff recommendations. Most of the Planning Commissioners, who sit on the Planning Commission as local volunteers, chose not to support County staff and Clatsop County Counsel recommendations. Instead, they voted to prohibit the use of STR properties in certain zones, increasing the workload of County staff, and losses in revenue to the County to the tune of an estimated \$560,000 per year. This is not fiscally responsible.

The myth that STR's are bad and that guests are rude, inconsiderate and irresponsible needs to be debunked! We have years of rental history with wonderful, quiet, considerate guests and wonderful neighbors on both sides of us who do not use their homes as STR's. Another neighbor down the street literally knocks on our door to alert us if a storm is coming. That is kindness and it is why we love the Cove. There are NOT broken down septic in the Cove, there is NOT a water shortage, and there is parking on everyone's property. Almost all of the STR's are smaller homes with limits of six people. The unsubstantiated complaints by a few have been used as an avenue to prohibit the legal use of STR's. Ninety percent (90%) of the complaints in the complaint log presented by staff came from the same household, and most of those complaints were unsubstantiated.

I urge you to follow the recommendation of Clatsop County Legal Counsel AND Oregon Land Use Counsel and vote AGAINST the proposals presented by the Planning Commissioners. This is the most reasonable, judicial, ethical, and fiscally responsible avenue the Board can take in this sticky and divisive situation.

Thank you for your continued professionalism and for listening.

Carol Harn  
Cove Beach